



Bracken Close, Great Bookham, Surrey, KT23 3ER

£1,275 PCM



- AVAILABLE 20th JUNE
- GROUND FLOOR APARTMENT
- GOOD SIZE LOUNGE/DINING ROOM
- WHITE BATHROOM SUITE
- GREY CARPETS
- UNFURNISHED
- MODERN KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- TWO PARKING SPACES

Description

Communal front door with entry phone system.

Hallway leading to:

KITCHEN

Kitchen with cooker and electric hob, with extractor over, fridge/freezer, washing machine and Bosch dishwasher.

LIVING/DINING ROOM

Good size double aspect lounge/ dining room.

PRINCIPAL BEDROOM

Double bedroom with window to the rear, grey carpets.

BEDROOM TWO

Bedroom with window to the rear.

BATHROOM

White suite comprising w/c, hand basin and bath with a shower. Obscured glazed window.

OUTSIDE

Outside of the property there are two allocated parking spaces, and well-maintained communal grounds.

Situation

The property is situated in the picturesque village of Great Bookham and close to Bookham Common and Station serving London Waterloo and Guildford.

The Village offers a range of independant shops and amenities and several National Trust properties are on your doorstep.

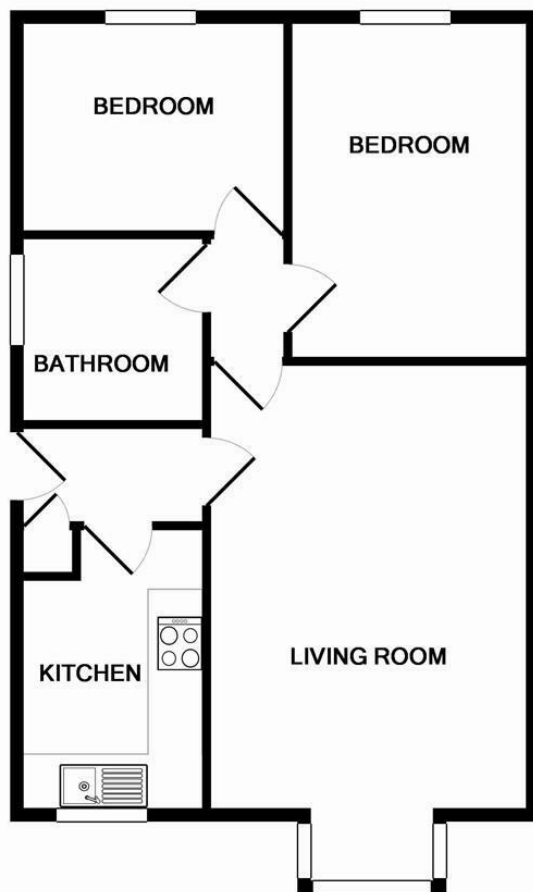
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Council Tax Band

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TOTAL APPROX. FLOOR AREA 51.6 SQ.M. (556 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

43 High Street, Bookham, Surrey, KT23 4AD

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LETTINGS